

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Wheatland will hold a meeting on **Tuesday, November 16, 2010** at the Wheatland Community Center, 101 C Street, Wheatland, California to consider the following request. The meeting is scheduled to begin at 6:30 p.m.

Discussion and consideration of the following item:

- **Consideration for approval of the Mitigated Negative Declaration and Mitigation Monitoring Plan for the proposed Bishop's Pumpkin Farm project:** Bishop's Pumpkin Farm is located at 1415 Pumpkin Lane in the City of Wheatland. The Pumpkin Farm occupies approximately 40 acres and the majority of pumpkin sales and related operations occur between mid-September and October 31st. The main function of Bishop's Pumpkin Farm is the selling of pumpkins, but many ancillary activities occur, such as hay rides, pony rides, corn maze, petting zoo, and rides on the Bishop's Pumpkin Farm railroad. The Pumpkin Farm also provides entertainment events such as pig races and chicken show. In addition, the Bishop's Pumpkin Farm offers a retail area which sells food, baked goods, candy, and specialty gift items. Bishop's Pumpkin Farm is currently operating under a Conditional Use Permit issued by Yuba County.

The Bishops (owners of the Pumpkin Farm) have requested that the City of Wheatland annex the pumpkin farm property and have submitted an application requesting approval of an annexation resolution and pre-zoning of the site to Agriculture Exclusive-Planned Development (AE-PD) zone. The existing General Plan designation of the site is Park and the proposed pre-zoning and existing use of the site is consistent with the General Plan designation. The applicant is not seeking to change the existing use of the site.

Information on the proposed discussion item is available for review at Wheatland City Hall, located at 111 C Street, Monday through Friday from 8:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m.

All Interested Persons are invited to attend the public hearing and present written and/or oral comments on the approvals associated with the proposed . If you challenge the approval of the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City at or prior to the public hearing (Government Code Section 65009).

The City of Wheatland does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public meeting is fully accessible to mobility-impaired individuals. In compliance with the Americans with Disabilities Act, the City of Wheatland encourages those with disabilities to participate fully in the public hearing process. If you have special needs, in order to allow you to attend or participate in this public hearing process, please contact the City Clerk well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

Any person interested in any agenda item may contact the City Clerk prior to the meeting date for further information. If you have any questions regarding the proposed project, please contact Tim Raney at (916) 372-6100 or at timraney@raneymanagement.com.

Date: November 2, 2010

For publication by November 5, 2010

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